



PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee
are summoned to attend a Meeting at 7.30pm on

Monday 18 August 2025

at Loughton Town Council Chamber, 1 Buckingham Court, Rectory Lane,
Loughton, IG10 2QZ

to transact the business shown in the agenda.

Mark Squire
Town Clerk
12 August 2025

Membership:
Councillor C Davies (Chairman)
Councillor J Riley (Vice Chairman)

Councillors

W Dodd
S Murphy

K W Lee
C Ubah

R Minhas

Note to Councillors:

If you are unable to attend the meeting,
please phone your apologies to the office on 020 8508 4200.

*Members of the public are welcome to appear in person at the meeting to make the case for or against a particular application. However, they **must have pre-registered to speak** by contacting the Council on 020 8508 4200 **no later than 3pm on the day of the meeting**. Speakers whether for or against will each have a maximum of 3 minutes to address the Committee. Under the Council's rules only those registered may speak during the meeting. (See also Appendix B of the Standing Orders for more information)*

AGENDA

1 Apologies

To RECEIVE any apologies for absence.

2 Declarations of interest

For Councillors to DECLARE any pecuniary or non-pecuniary interest in any item on the Agenda.

3 Confirmation of Minutes

To CONFIRM the minutes of the meeting of the Planning and Licensing Committee held on 4 August 2025.

4 Matters for Report

To REPORT any further significant information on matters which have been previously discussed, in addition to those which may already be included on the Agenda.

4.1 Notice of Appeal

4.1.1 EPF/0137/25 – 45 Spareleaze Hill, Loughton, IG10 1BS.

Proposal: Demolition of existing dwelling, and erection of two-storey detached replacement dwelling. (Appeal ref no: APP/J1535/ W/25/3369994 – Min no PL182.1)

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000057V2b>

An appeal has been made to the Secretary of State in respect of the above site and will be determined on the basis of the appeal procedure set out above. The appeal is Against a Refusal following the decision of Epping Forest District Council.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 11 September 2025.

4.2 Pavement Licence Decision

4.2.1 Fable Stores, 202-204 High Road, Loughton, IG10 1ET

FOR INFORMATION ONLY: Epping Forest District Council's Senior Licensing Compliance Officer, has advised that the application for a pavement licence at the above premises has been granted, details below:

The licence granted permits nine (9) tables and eighteen (18) chairs, Monday to Sunday 08:00-20:00 daily.

4.3 Consultation on Epping Forest District Council's Statement of Licensing Policy – Licensing Act 2003 – min no PL285

FOR INFORMATION ONLY: Deferred from previous meeting - Committee to consider/ comment on proposed amendments by deadline of 18 August 2025.

5 Consultation on Waltham Abbey Masterplan – Min no PL286

Epping Forest District Council have advised that the public consultation on the Waltham Abbey North (WAN) Strategic Masterplan Framework will take place over 8 weeks from 22 July until 16 September 2025. Comments are invited and can be made by visiting the following link:

www.manoroakhomes.co.uk/project/waltham-abbey-north-masterplan/

This item was deferred from the previous Planning & Licensing Committee meeting, to allow members further time to review this consultation.

6 Planning Applications

To CONSIDER the planning applications received for the weeks 1 August and 8 August 2025.

Members are reminded that when raising an objection to an application, they should also consider whether to confirm in writing their intention to attend and speak at the Area Planning Committee A or B where the proposal was to be considered.

6.1 Full Planning Permission:

Application No: EPF/1305/25

Officer: Yee Cheung

Location: Davenant Foundation School, Chester Road, Loughton, IG10 2LD

Proposal: Demolish existing sixth form and library block and replace with new partial two storey sixth form including library and SEN classrooms.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv0000092IP4>

Application No: EPF/1432/25

Officer: Rhian Thorley

Location: 22 Crossfields, Loughton, IG10 3PY

Proposal: Erection of new dwelling.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009qAvR>

Application No: EPF/1443/25

Officer: Caroline Brown

Location: 31 Traps Hill, Loughton, IG10 1SZ

Proposal: Replacement dwelling as previously approved under EPF/2606/21.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009iCQ5>

Application No: EPF/1490/25

Officer: Rhian Thorley

Location: 10 Sparelease Hill, Loughton, IG10 1BT

Proposal: Demolition of existing dwelling and replacement.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009qPA1>

6.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1453/25

Officer: Caroline Brown

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Variation to condition 2 'Plan numbers' of EPF/1780/23 (Proposed improvements and extensions).

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009jImp>

Application No: EPF/1484/25

Officer: Rhian Thorley

Location: 81 Oakwood Hill, Loughton, IG10 3EP

Proposal: Variation of condition 4 materials of EPF/2146/24 (Erection of a single storey wraparound extension).

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009pyrQ>

6.3 **Householder Planning Permission:**

Application No: EPF/1235/25

Officer: Loredana Ciavucco

Location: 32 Spring Grove, Loughton, IG10 4QD

Proposal: Proposed single storey detached garden room and associated decking to replace two existing outbuildings.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000008kF97>

Application No: EPF/1358/25

Officer: Omair Babar

Location: 62 Etheridge Road, Loughton, IG10 2HY

Proposal: Double side extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009JMKc>

Application No: EPF/1373/25

Officer: Caroline Brown

Location: 32 Brook Road, Loughton, IG10 1BP

Proposal: Raising height of current brick wall and inclusion of railings.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009Ok2x>

Application No: EPF/1418/25

Officer: Loredana Ciavucco

Location: 70 Alderton Hall Lane, Loughton, IG10 3HE

Proposal: Part Single part double storey side extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009d61x>

Application No: EPF/1425/25

Officer: Mohinder Bagry

Location: 14 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Proposed Alterations and Extensions.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009em0j>

Application No: EPF/1431/25

Officer: Loredana Ciavucco

Location: 2 Potters Close, Loughton, IG10 1JQ

Proposal: Two-storey front extension, single-storey side infill and single-storey rear extension to replace the existing conservatory. External re-cladding of the house and replacing all existing windows with new.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009fwpP>

Application No: EPF/1451/25

Officer: Loredana Ciavucco

Location: 4 Little Goldings, The Barn, Clays Lane, Loughton, IG10 2RZ

Proposal: Proposed first floor side extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009j2tJ>

Application No: EPF/1470/25

Officer: Loredana Ciavucco

Location: 37 Alderton Way, Loughton, IG10 3EQ

Proposal: Conversion of garage to habitable space.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009nmkg>

Application No: EPF/1478/25

Officer: Klajdi Koci

Location: 26 Station Road, Loughton, IG10 4NX

Proposal: Demolition of existing porch extensions, reverting back to the original house building line and construction of single-storey porch.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009pl2Z>

Application No: EPF/1496/25

Officer: Rhian Thorley

Location: 44 Englands Lane, Loughton, IG10 2QQ

Proposal: Proposed single storey side extension, and part single storey and part double storey rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009rfFx>

Application No: EPF/1513/25

Officer: Caroline Brown

Location: 75 Audley Gardens, Loughton, IG10 2EW

Proposal: Single storey side/rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009viDh>

6.4 **Consent under Tree Preservation Orders**

Application No: EPF/1617/25

Officer: Robin Hellier

Location: Oaklands, The Chestnuts, Warren Hill, Loughton, IG10 4RL

Proposal: TPO/EPF/29/98 (Ref: T3)

T1: Ash - Crown reduce by up to 2m, as specified.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000A1eSf>

6.5 **Deemed Permission and Others – provided for information only: (Members are reminded that comments are not normally accepted on these applications).**

Application No: EPF/1031/25

Officer: Suleman Uddin

Location: 27 Station Road, Loughton, IG10 4NZ

Proposal: Certificate of lawful development for a proposed garage conversion to habitable space.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000007wuU1>

Application No: EPF/1392/25

Officer: Kelly Sweeney

Location: 57 Felstead Road, Loughton, IG10 3BB

Proposal: Certificate of Lawful Development for a proposed loft conversion with rear dormer, Juliet balcony, front roof lights and new side window.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009TJYO>

Application No: EPF/1426/25

Officer: Klajdi Koci

Location: 5 Tylers Close, Loughton, IG10 3BD

Proposal: Certificate of Lawful Development for a Proposed Single rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009em2L>

Application No: EPF/1471/25

Officer: Klajdi Koci

Location: 24A High Beech Road, Loughton, IG10 4BL

Proposal: Certificate of Lawful Development for proposed single storey rear extension and garage conversion.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009nrqn>

Application No: EPF/1474/25

Officer: Mohinder Bagry

Location: 6 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Application for approval of details reserved by condition 3 on planning permission EPF/1574/24 (Change of use from waste land to garden).

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009oupg>

Application No: EPF/1497/25

Officer: Rhian Thorley

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Approval of Details Reserved by Conditions 11 and 13 of EPF/0856/25 (Replacement Single Dwelling House).

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009rfHZ>

Application No: EPF/1529/25

Officer: James Rogers

Location: 33 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Prior approval for a 5m DEEP SINGLE STOREY REAR EXTENSION, height to eaves 3.00m and maximum height 3.15m.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009zxcH>

Application No: EPF/1530/25

Officer: Suleman Uddin

Location: 33 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009zxdtd>

Application No: EPF/1559/25

Officer: James Rogers

Location: 241 Chester Road, Loughton, IG10 2LL

Proposal: Prior approval for 6.00m deep Single story rear extension, height to eaves 3.00m and maximum height 3.40m.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000000A6p5K>

7 Decisions

7.1 Decisions by Epping Forest District Council

* See attached decision notices for July 2025 on pages 7 – 12.

8 Licensing Applications

To CONSIDER any licensing applications which have come to the officers' attention since the last meeting of the Committee. Members are reminded that reference must be made to at least one of the four licensing objectives to validate any objections, as detailed below:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

9 Enforcement and Compliance

9.1 To ADVISE the Committee of any updates to the reports previously received.

Mark Squire
TOWN CLERK
12 August 2025

Agenda item 7.1 Decisions by Epping Forest District Council for July 2025

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Buckhurst Hill East and Whitebridge	EPF/0806/25	120, Valley Hill, Loughton, IG10 3AU	Demolition of existing single storey dwelling and construction of 2no. self-build new dwellings including link, private amenity, off-street car parking, landscaping and boundary treatment.	09/07/2025	Refuse	Delegated Decision
	EPF/1014/25	12, The Meadway, Loughton, IG10 3AN	Single storey rear extension with pitched roof.	15/07/2025	Approve with Conditions	Delegated Decision
	EPF/0715/25	16, Dunmow Close, Loughton, IG10 3AS	Loft conversion with dormers and front skylights.	31/07/2025	Refuse	Delegated Decision
Subtotal	3					
Loughton Fairmead	EPF/0904/25	26, Pyrles Lane, Loughton, IG10 2NH	TPO/EPF/31/89 T2: Oak - Crown reduce height by up to 4m and blend into upper crown, as specified. NB: The permitted specification of works is detailed in the conditions below.	23/07/2025	Approve with Conditions	Delegated Decision
	EPF/1134/25	27, Grosvenor Drive, Loughton, IG10 2JX	Certificate of Lawful Development for a Proposed rear dormer loft conversion and all associated works.	29/07/2025	Lawful	Delegated Decision
Subtotal	2					
Loughton Forest	EPF/0907/25	46, Upper Park, Loughton, IG10 4EQ	Proposed new main roof, incorporating a new loft conversion with a flat roof rear dormer with a Juliet balcony.	01/07/2025	Approve with Conditions	Delegated Decision

	EPF/1007/25	48, Upper Park, Loughton, IG10 4EQ	Single storey rear extension and refurbishment of existing dwellinghouse, including upgrading of existing flat roofs, windows and doors. Modification of front ground floor lean-to roof to improve elevational balance and rebuilding partial ground front elevation to match original bricks.	02/07/2025	Approve with Conditions	Delegated Decision
	EPF/0749/25	Warren Hill House, Manor Road, Loughton, IG10 4RP	TPO/EPF/04/74 (Ref: A1) 2 x Redwood - Crown lift to 6-7m above ground level and reduce overhanging laterals by up to 2m, as specified. 7 x Conifers - Selective prune away from buildings by up to 3m, as specified. NB The permitted specification of works is detailed in the conditions below.	03/07/2025	Approve with Conditions	Delegated Decision
	EPF/1004/25	31, The Crescent, Loughton, IG10 4PY	Single storey rear extension.	07/07/2025	Approve with Conditions	Delegated Decision
	EPF/1018/25	Unit 3, 2 Station Road, Loughton, IG10 4NX	Installation of access hatch and associated external alterations.	08/07/2025	Approve with Conditions	Delegated Decision
	EPF/0304/25	275-277, High Road, Loughton, IG10 1AH	Change of use from restricted Class E (Restaurant with Ancillary Takeaway and no other purpose) to un-restricted Class E.	08/07/2025	Withdrawn	Delegated Decision
	EPF/1021/25	179, Smarts Lane, Loughton, IG10 4BW	Certificate of Lawful Development for a proposed loft conversion on the main and rear addition roof.	09/07/2025	Lawful	Delegated Decision

	EPF/1107/25	44, Upper Park, Loughton, IG10 4EQ	Installation of a fence and gate (retrospective).	15/07/2025	Refuse	Delegated Decision
	EPF/1108/25	44, Upper Park, Loughton, IG10 4EQ	Construction of 2no. outbuildings in rear garden (retrospective).	15/07/2025	Approve with Conditions	Delegated Decision
	EPF/0854/25	20-22, Forest Road, Loughton, IG10 1DX	TPO/EPF/07/80 T1: Horse Chestnut - Crown reduce height by up to 3m, as specified. Reduce lateral spread by up to 2m, as specified. Selective prune of lateral branches away from building to provide 1m clearance, as specified. NB: The permitted specification of works is detailed in the conditions below.	17/07/2025	Approve with Conditions	Delegated Decision
	EPF/0856/25	28, Ollards Grove, Loughton, IG10 4DW	Replacement Single Dwelling House	21/07/2025	Approve with Conditions	Delegated Decision
	EPF/0962/25	7, Brooklyn Avenue, Loughton, IG10 1BL	Approval of Details Reserved by Condition 4 'Surface Water Drainage' of EPF/0144/23 allowed on appeal (Proposed detached 3 bedroom dwelling in an existing side garden).	21/07/2025	Approve	Delegated Decision
	EPF/0903/25	68, Habgood Road, Loughton, IG10 1HE	TPO/EPF/25/94 (Ref: A1) A1: Ash - Crown reduce height and spread by up to 3m, as specified. NB: The permitted specification of works is detailed in the conditions below.	22/07/2025	Approve with Conditions	Delegated Decision

	EPF/1212/25	25, Staples Road, Loughton, IG10 1HP	Staples Road Conservation Area T1: Apple - Crown reduce by up to 1m.	24/07/2025	Raise No Objection	Delegated Decision
	EPF/0872/25	20, Brooklyn Avenue, Loughton, IG10 1BL	Erection of a single-storey side/front extension, and the forming of an extended raised rear patio area.	24/07/2025	Approve with Conditions	Delegated Decision
Subtotal	15					
Loughton Roding	EPF/0966/25	32, Lushes Road, Loughton, IG10 3QB	Certificate of lawful development for a proposed care home for disadvantaged children.	09/07/2025	Lawful	Delegated Decision
	EPF/0855/25	1, Langston Road, Loughton, IG10 3SD	s73 Variation to timing of Condition 8 (EVCP) attached to approved consent EPF/0035/24 (Redevelopment of the site to provide a new self-storage facility (Use Class B8), new light Industrial workspace / incubator units (Use Class E(g)(iii)) and a new hotel	10/07/2025	Approve with Conditions	Delegated Decision
	EPF/0967/25	81, Oakwood Hill, Loughton, IG10 3EP	Non-Material Amendment to EPF/2146/24 (Erection of a single storey wraparound extension).	11/07/2025	Refuse	Delegated Decision
	EPF/0703/25	104, Roding Road, Loughton, IG10 3EJ	Single storey rear extension and rear dormer loft conversion.	23/07/2025	Approve	Delegated Decision
	EPF/1171/25	8, Barfields Path, Loughton, IG10 3JJ	Variation of condition 2 approved plans of EPF/0353/25 (Proposed ground and part 1st floor rear extensions to an existing dwelling).	24/07/2025	Approve with Conditions	Delegated Decision
	EPF/1049/25	21, Parkmead, Loughton, IG10 3JW	Loft conversion and rear single storey extension.	28/07/2025	Approve with Conditions	Delegated Decision
	EPF/1186/25	27, Torrington Gardens, Loughton, IG10 3TB	Certificate Of Lawful Development for a Proposed Loft conversion consisting of rear dormer and sky lights to the front.	29/07/2025	Lawful	Delegated Decision

	EPF/1047/25	18, Chigwell Lane, Loughton, IG10 3RW	Construction of a two storey two bedroom self-build house.	30/07/2025	Refuse	Delegated Decision
	EPF/1298/25	1, Langston Road, Loughton, IG10 3SD	2no. internally illuminated totem sign advertisement.	31/07/2025	Approve with Conditions	Delegated Decision
Subtotal	9					
Loughton St. John's	EPF/1025/25	60, The Uplands, Loughton, IG10 1NH	Certificate of Lawful Development for a proposed single storey rear extension.	02/07/2025	Lawful	Delegated Decision
	EPF/0793/25	11, Wellfields, Loughton, IG10 1PB	Prior approval for a 6.00m deep single storey rear extension, with height to eaves 2.63 and maximum height 3.60m.	07/07/2025	Not Required	Delegated Decision
	EPF/1033/25	15, Roundmead Close, Loughton, IG10 1QD	Demolition of existing garage and build two storey extension.	15/07/2025	Approve with Conditions	Delegated Decision
	EPF/1355/25	94, York Hill, Loughton, IG10 1JA	Non-material amendment to EPF/339/25 (Removal of rear additions & conservatory & replace with staggered two storey gable ended rear extension. Demolish & rebuild garage in same style as existing but with traditional doors, pitched roof & low profile roof	15/07/2025	Approve	Delegated Decision
	EPF/1102/25	21, Wellfields, Loughton, IG10 1PB	Retrospective consent for 4 no linked air conditioning units to the side of the house.	21/07/2025	Refuse	Delegated Decision
	EPF/0911/25	2, Clays Lane, Loughton, IG10 2RZ	TPO/EPF/42/91 (Ref: T5) T1: Corsican Pine - Fell and replace, as specified. NB: The permitted specification of works is detailed in the conditions below.	24/07/2025	Approve with Conditions	Delegated Decision

	EPF/1119/25	2, Clays Lane, Loughton, IG10 2RZ	Extension to rear and side of property, and associated landscape works.	24/07/2025	Refuse	Delegated Decision
	EPF/1128/25	1, Champions, Loughton, IG10 2SG	Certificate of Lawful Development for a proposed single storey side extension with pitched roof.	24/07/2025	Lawful	Delegated Decision
	EPF/1274/25	25, Carroll Hill, Loughton, IG10 1NL	Variation to Condition 2 of EPF/0760/25 (Demolition of the existing house and garage and erection of a new 3 storey family dwelling (2 full storeys and additional accommodation in roof space - no basement)).	30/07/2025	Refuse	Delegated Decision
Subtotal	9					
	38					